

TITLE 14 HOUSING AND CONSTRUCTION
CHAPTER 7 BUILDING CODES GENERAL
PART 3 2003 NEW MEXICO RESIDENTIAL BUILDING CODE

14.7.3.1 ISSUING AGENCY: Construction Industries Division (CID) of the Regulation and Licensing Department.
[14.7.3.1 NMAC - N, 7-1-04]

14.7.3.2 SCOPE: This rule applies to all construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of all detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories high with separate means of egress, and their accessory structures that is performed in New Mexico on or after July 1, 2004, and that is subject to the jurisdiction of CID, unless performed pursuant to a permit for which an application was received by CID before that date. Any repair, alteration or addition to such building that is associated with a change of occupancy, and any construction not addressed in the NMRBC, shall be subject to and shall comply with the NMCBC.
[14.7.3.2 NMAC - N, 7-1-04]

14.7.3.3 STATUTORY AUTHORITY: NMSA 1978 Section 60-13-9 and 60-13-44.
[14.7.3.3 NMAC - N, 7-1-04]

14.7.3.4 DURATION: Permanent.
[14.7.3.4 NMAC - N, 7-1-04]

14.7.3.5 EFFECTIVE DATE: July 1, 2004, unless a later date is cited at the end of a section.
[14.7.3.5 NMAC - N, 7-1-04]

14.7.3.6 OBJECTIVE: The purpose of this rule is to establish minimum standards for the general construction of residential buildings in New Mexico.
[14.7.3.6 NMAC - N, 7-1-04]

14.7.3.7 DEFINITIONS:
[See 14.5.1 NMAC, General Provisions and chapter 2 of the 2003 international residential code (IRC) as amended in 14.7.3.10 NMAC.]
[14.7.3.7 NMAC - N, 7-1-04]

14.7.3.8 ADOPTION OF THE 2003 INTERNATIONAL RESIDENTIAL CODE:

A. This rule adopts by reference the 2003 international residential code, as amended by this rule.

B. In this rule, each provision is numbered to correspond with the numbering of the 2003 international residential code.

[14.7.3.8 NMAC - N, 7-1-04]

14.7.3.9 CHAPTER 1 ADMINISTRATION:

A. Section R101 - Title, Scope and Purpose.

(1) **R101.1 Title.** Delete this section of the IRC and substitute: This code shall be known as the 2003 New Mexico residential building code (NMRBC).

(2) **R101.2 Scope.** Delete this section of the IRC and see 14.7.3.2 NMAC, Scope.

(3) **R101.3 Purpose.** See 14.7.3.6 NMAC, Objective.

B. Section R102 - Applicability.

(1) **R102.1 General.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

(2) **R102.2 Other laws.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

(3) **R102.3 Application of references.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

(4) **R102.4 Referenced codes and standards.** Delete this section of the IRC and substitute the following: The codes referenced in the NMRBC are set forth below. See also 14.5.1 NMAC, General Provisions.

(a) **Electrical.** The NMEC applies to all electrical wiring as defined in NMSA 1978 Section 60-13-32. All references in the IRC to the ICC electrical code are deemed references to the NMEC.

(b) **Gas.** The NMMC applies to “gas fittings” as that term is defined in NMSA 1978 Section 60-13-32. All references in the IRC to the international mechanical code are deemed references to the NMMC.

Gas piping, systems and appliances for use with liquefied propane gas (LPG), or compressed natural gas (CNG), shall be governed by the LPG standards (NMSA 1978, Section 70-5-1 et seq., LPG and CNG Act, and the rules promulgated pursuant thereto, 19.15.4.1 through 19.15.4.24 NMAC.)

(c) **Mechanical.** The NMMC applies to the installation, repair, and replacement of mechanical systems including equipment, appliances, fixtures, fittings and/or appurtenances including ventilating, heating, cooling, air conditioning, and refrigeration systems, incinerators, and other energy related systems. All references in the IRC to the international mechanical code are deemed references to the NMMC.

(d) **Plumbing.** The NMPC applies to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. All references in the IRC to the international plumbing code are deemed references to the NMPC.

(e) **Energy.** The NMECC applies to all energy-efficiency-related requirements for the design and construction of buildings that are subject to the New Mexico construction codes. All references in the IRC to the international energy code are deemed references to the NMECC.

(5) **R102.5 Appendices.** See this section of the IRC.

(6) **R102.6 Partial Invalidity.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

(7) **R102.7 Existing structures.** See this section, and sub-section R102.7.1, additions, alterations or repairs, of the IRC, except that the references to the international property maintenance code and the international fire code are deleted.

C. **Section R103 - Department of Building Safety.** Delete this section of the IRC.

D. **Section R104 - Duties and Powers of Building Official.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

E. **Section R105 - Permits.** Delete this section of the IRC and see 14.5.2 NMAC, Permits.

F. **Section R106 - Construction Documents.** Delete this provision of the IRC and see 14.5.2 NMAC, Permits.

G. **Section R107 - Temporary Structures and Uses.** Delete this section of the IRC and see 14.5.2 NMAC, Permits.

H. **Section R108 - Fees.** Delete this section of the IRC and see 14.5.5 NMAC, Fees.

I. **Section R109 - Inspections.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.

J. **Section R110 - Certificate of Occupancy.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.

K. **Section R111 - Service Utilities.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.

L. **Section R112 - Board of Appeals.** Delete this section of the IRC and see 14.5.1 NMAC, General Provisions.

M. **Section R113 - Violations.** Delete this section of the IRC and see CILA 60-13-1 et seq., and 14.5.3 NMAC, Inspections.

N. **Section R114 - Stop Work Order.** Delete this section of the IRC and see 14.5.3 NMAC, Inspections.
[14.7.3.9 NMAC - N, 7-1-04]

14.7.3.10 CHAPTER 2 DEFINITIONS:

A. Section R101 General.

(1) **R201.1, R201.2 and R201.4** See these sections of the IRC.

(2) **R201.3 Terms defined in other codes.** Delete this section of the IRC and substitute the following provision: Defined terms not listed in this rule have the meanings given in 14.5.1.7 NMAC, General Provisions, and in the other New Mexico codes.

B. Section R202 Definitions.

(1) **Board of appeals.** Delete this definition and see 14.5.1 NMAC, General Provisions.

(2) **Building official** Delete this definition and see 14.5.1 NMAC, General Provisions.

(3) **Design Professional and Registered Design Professional.** Delete these definitions and see 14.5.1 NMAC, General Provisions.

(4) **Earthen building materials** has the meaning given in 14.7.4 NMAC, 2003 New Mexico earthen building materials code.

(5) **Exterior finish coating** means a single coat of plaster, cementitious or other approved material applied to a concrete or masonry surface for cosmetic purposes only.

(6) **ICBO** means the international conference of building officials.

(7) **Manufactured Home.** Delete this definition from the IRC.

(8) **Sleeping room** means a room designated as a sleeping room or bedroom on the plans.

(9) All other terms defined in this section of the IRC have the meanings given in that section.

[14.7.3.10 NMAC - N, 7-1-04]

14.7.3.11 CHAPTER 3 BUILDING PLANNING:

A. Section R301 - Design Criteria. This section of the IRC is amended to include the following sentence at the end of the “exception” provision of sub-section R301.2.2, seismic provisions: buildings in which earthen building materials form the bearing wall system, that are located in seismic design categories A, B, C and D₁ are exempt from the seismic requirements of this code.

B. Section R302 through Section R309 See these sections of the IRC.

C. Section R310 Emergency Escape and Rescue Openings. See this section of the IRC except that the text of section R310.1 is deleted and the following language is inserted: every sleeping room shall have at least one functioning emergency escape and rescue opening, including a sleeping room in a basement. Emergency escape and rescue openings are not required in basement areas that are not sleeping rooms. Emergency escape and rescue openings shall have a sill height of no more than 44 inches (1118mm) above a permanent interior standing surface. If a door opening, to be used as an emergency escape and rescue opening, has a threshold that is below the adjacent ground elevation and is provided with a bulkhead enclosure, the bulkhead enclosure must comply with section 310.3. The net clear opening dimensions required in this Section apply to the emergency escape and rescue openings, operated normally from the inside. Emergency escape and rescue openings, which have a finished sill height lower than the adjacent ground elevation, must have a window well that complies with section R310.2.

D. Section R311 Means of Egress.

(1) **R311.1 through R311.3** See these section of the IRC.

(2) **R311.4 Doors.** See this section of the IRC except that the text of section R311.4.3, landings at doors, is deleted and the following language is inserted: There shall be a floor or landing on each side of each exterior door, except as provided in (a) and (b) below.

(a) Where a stairway with two or fewer risers is located on the exterior side of any door, other than a required exit door, a landing is not required on the exterior side of the door. The floor or landing at an exit door required by section R311.4.1 shall not be more than 1.5 inches (38mm) lower than the top of the threshold. The floor or landing at exterior doors other than exit doors required by section R311.4.1, is not required to comply with this requirement, but shall have a rise no greater than 8 inches (2003mm).

(b) The landing at an exterior doorway, where the door does not swing over the landing, shall not be more than 8 inches (203 mm) below the top of the

threshold unless it is an exterior screen or storm door. The width of each landing shall not be less than the door served. The minimum dimension of every landing shall be 36 inches (914 mm) measured in the direction of travel.

(3) **R311.5 Stairways.** See this section of the IRC except as provided below.

(a) The first sentence of section R311.5.3.1 is deleted and the following sentence is inserted: The maximum riser height shall be 8 inches (203 mm).

(b) The text of section R311.5.3.2, tread depth, is deleted and the following language is inserted: The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

(c) Delete section R311.5.3.3.

(d) Delete the first sentence, only, of R311.5.6.3 and substitute the following provision: All required handrails shall be of one of the following types, or the shape shall provide equivalent graspability.

E. Section R312 through Section R323 See these sections of the IRC.
[14.7.3.11 NMAC - N, 7-1-04; A, 11-19-04]

14.7.3.12 CHAPTER 4 FOUNDATIONS:

A. Section R40 and Sections R402 through R408. See these sections of the IRC.

B. Section R403 Footings. See this section of the IRC except that the text of section R403.1.4 is deleted and the following language is inserted: All exterior footings shall be placed at least 12 inches (305 mm) below the grade. Where applicable, the depth of footings shall also conform to sections R403.1.4.1 and R403.1.4.2.
[14.7.3.12 NMAC - N, 7-1-04]

14.7.3.13 CHAPTER 5 FLOORS: See this **chapter** of the IRC.

[14.7.3.13 NMAC - N, 7-1-04]

14.7.3.14 CHAPTER 6 WALL CONSTRUCTION:

A. Section R601. General. See this section of the IRC.

B. Section R602. Wood Wall Framing. See this section of the IRC except as provided below.

(1) Add a new section as follows: R602.1.3 Native timber. Rough-sawn lumber and timber, including vigas, used for any load bearing application shall be identified by a report of a lumber grader or inspection agency that has been approved by CID.

(2) Delete the text of section R602.10.6 and substitute: Alternate braced wall lines constructed in accordance with (a) or (b), below, shall be permitted to replace each 4 feet (1219 mm) of braced wall panel as required by section R602.10.4.

(a) In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8 inch (9.5 mm) minimum thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with table R602.3.(1) and blocked at all wood structural panel sheathing edges. Anchor bolts shall be placed at panel quarter points. For walls between 12 inches (305 mm) and 16 inches (406 mm) in length and a height of not more than 10 feet (3048 mm), panels shall be nailed as above and have one anchor bolt placed at the center of the panel. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation, which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

(b) In the first story of two-story buildings, each braced wall panel shall be in accordance with (a), above, except that the wood structural panel sheathing shall be provided on both faces, sheathing edge nailing spacing shall not exceed 4 inches (101.6 mm) on center, at least three anchor bolts shall be placed at one-fifth points.

C. Section R603 through Section R612 . See these sections of the IRC.
[14.7.3.14 NMAC - N, 7-1-04]

14.7.3.15 CHAPTER 7 WALL COVERING:

A. Section R701 and Section R702. See these sections of the IRC.

B. Section R703 Exterior Covering. See this section of the IRC except insert the following at the end of the first paragraph of section R703.6.2: exterior finish coatings which have a current ICBO evaluation report, and applied to a concrete or masonry surface shall be installed in accordance with the manufacturer's installation instructions and are not required to comply with table 702.1(1).

[14.7.3.15 NMAC - N, 7-1-04]

14.7.3.16 CHAPTER 8 ROOF-CEILING CONSTRUCTION: See this chapter of the IRC.

[14.7.3.16 NMAC - N, 7-1-04]

14.7.3.17 CHAPTER 9 ROOF ASSEMBLIES: See this chapter of the IRC.

[14.7.3.17 NMAC - N, 7-1-04]

14.7.3.18 CHAPTER 10 CHIMNEYS AND FIREPLACES: See this chapter of the IRC.

[14.7.3.18 NMAC - N, 7-1-04]

14.7.3.19 CHAPTER 11 ENERGY EFFICIENCY: Delete this **chapter** of the IRC and see **14.7.6** NMAC, the 2003 New Mexico energy conservation code.
[**14.7.3.19** NMAC - N, **7-1-04**]

14.7.3.20 CHAPTERS 12 THROUGH 23 MECHANICAL: Delete these **chapters** of the IRC and see **14.9.2**, NMMC.
[**14.7.3.20** NMAC - N, **7-1-04**]

14.7.3.21 CHAPTER 24 FUEL GAS: Delete this **chapter** of the IRC and see the NMMC.
[**14.7.3.21** NMAC - N, **7-1-04**]

14.7.3.22 CHAPTERS 25 THROUGH 32 PLUMBING: Delete these **chapters** of the IRC and see the NMPC.
[**14.7.3.22** NMAC - N, **7-1-04**]

14.7.3.23 CHAPTERS 33 THROUGH 42 ELECTRICAL: Delete these **chapters** of the IRC and see the NMEC.
[**14.7.3.23** NMAC - N, **7-1-04**]

14.7.3.24 CHAPTER 43 REFERENCED STANDARDS: See this section of the IRC.
[**14.7.3.24** NMAC - N, **7-1-04**]

HISTORY OF 14.7.3 NMAC:

Pre-NMAC History: Material in this part was derived from that previously filed with the commission of public records - state records center and archives as:

GCB-NMBC-83-1, 1982 New Mexico Building Code, filing date, 2-15-83

CID-GCB-NMBC-85-1, 1985 New Mexico Building Code, filing date, 11-19-85

CID-GCB-NMBC-88-1, 1988 New Mexico Building Code, filing date, 01-20-89

CID-GCB-NMBC-91-1, 1991 New Mexico Building Code, filing date, 05-04-93

History of Repealed Material:

14 NMAC **7.2**, New Mexico Building Code, filed 10-30-98 (with the exception of material incorporated by reference which was also filed 10-30-98), repealed 12-1-00.

14.7.2 NMAC, 1997 New Mexico Building Code (filed 10-16-00), repealed **7-1-04**.

Other History:

CID-GCB-NMBC 91-1, 1991 New Mexico Building Code (filed 5-4-93) was replaced by **14** NMAC **7.2**, Housing and Construction, Building Codes General, 1997 New Mexico Building Code, effective 12-31-98.

14 NMAC **7.2**, Housing and Construction, Building Codes General, 1997 New Mexico Building Code (filed 10-30-98) replaced by **14.7.2** NMAC, 1997 New Mexico Building Code, effective 12-1-00.

Those applicable portions of **14.7.2** NMAC, 199**7** New Mexico Building Code (filed 10-16-00) and **14** NMAC **7.3**, 199**7** Uniform Building Code (filed 10-30-98) replaced by **14.7.3** NMAC, 2003 New Mexico Residential Building Code, effective **7**-1-04.